

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

June 20, 2013



FP13-04: proposed Final Plat of Opa & Oma Subdivision

SIZE AND LOCATION: 4.22 acres of land out of the Stephen F. Austin League No. 9, A-62 and adjoining the south side of W. 28th Street between Scanlin and Cunningham Streets

EXISTING LAND USE: single-family residence and commercial workshop

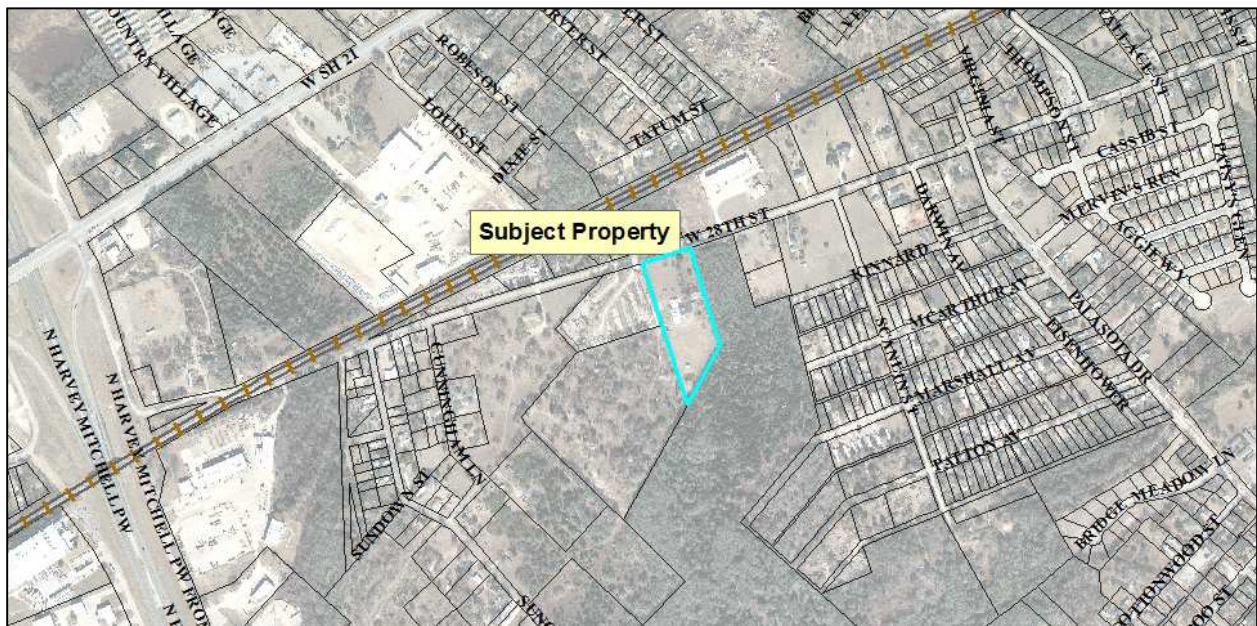
ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Sabine Featherston

AGENT(S): Donnie Helm of Garrett Engineering

STAFF CONTACT: Randy Haynes, Project Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat.



PROPOSED SUBDIVISION AND RECOMMENDATION:

The proposed subdivision creates two lots on 4.22 acres of vacant land currently zoned Residential District – 5000 (RD-5). The new lots are proposed to be 3.36 acres and 0.86 acres in size, respectively. Since West 28th Street is classified as a collector roadway, an access easement has been provided avoiding the need for a new curb cut to the new lot.

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend approving this proposed final plat.